

3.0 ENVIRONMENTAL IMPACT ANALYSIS

Sections 3.1 through 3.13 herein discuss the potential environmental impacts that would result with approval and implementation of the proposed Vintner's Square Shopping Center project. Environmental topics evaluated include: Land Use and Planning; Transportation and Traffic; Air Quality; Noise; Secondary Socioeconomic Effects; Cultural Resources; Cultural Resources; Aesthetics/Visual Resources; Biological Resources; Drainage and Water Quality; Public Services; Public Utilities; Geology and Soils and Hazards and Hazardous Materials. Appendix A contains the original Notice of Preparation (NOP) prepared for a Mitigated Negative Declaration. Based on comments received from the public on the project and the Mitigated Negative Declaration, the City subsequently determined that this EIR should be prepared. Each of Sections 3.1 through 3.13 are organized as follows:

- ❖ **Existing Conditions:** The on-site and, as relevant, surrounding environmental conditions in existence at the time of publication of NOP, pursuant to State CEQA Guidelines §15125.
- ❖ **Environmental Impacts:** Changes that would result to the existing physical environment should the proposed project be approved in accordance with State CEQA Guidelines §15126 and § 15126.2. Pursuant to State CEQA Guidelines 15143, this section will focus the discussion on the significant effects that may result if the project is approved.

Project impacts are numbered sequentially beginning with the section numbering. For example, impacts found in Section 4.3 are numbered 4.3-A, 4.3-B, 4.3-C and so forth. Impacts discussed in Section 4.5 are numbered 4.5-A, 4.5-B, 4.5-C and so on. A summary of the impact is presented first, and the evaluation follows.

- ❖ **Mitigation Measures:** Pursuant to State CEQA Guidelines §15002, §15021, and §15126.4, feasible mitigation measures are required when significant impacts are identified. Unless otherwise noted, all mitigation measures contained herein are proposed by the lead agency. Where a mitigation measure would cause a significant impact in addition to the impact caused by the project alone, such situation will be discussed, though at a lesser level of detail than the impact discussion (pursuant to State CEQA Guidelines §15126.4 (A)(1)(d)). "Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments. In the case of adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design." State CEQA Guidelines § 15126.4(a)(2).

Similar to the environmental impacts, the mitigation measures are numbered sequentially and in correlation to the significant impact(s) being reduced. Therefore, mitigation measures associated to reduce Impact 4.3-A will be numbered Mitigation 4.3-A.

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